



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

42479 RR 143
Rural Flagstaff County, Alberta

MLS # A2274895



\$190,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,550 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	3.78 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-42-14-W4
Exterior:	Wood Frame	Zoning:	RA
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: 2 Sheds

HUGE PRICE REDUCTION!! An affordable acreage under \$200,000. This 3.78 acre property offers privacy with no neighbors behind. Step inside to a spacious back entry, added to the home approximately 15 years ago. The kitchen features an updated design with a generous island and modern cabinetry. Just off the kitchen is a good sized dining room with a charming window seat, leading into a roomy living area with hardwood floors. The main floor also includes a 4 piece bathroom complete with a jetted tub and convenient stacked laundry. Upstairs you will find three bedrooms and a storage room. The basement is unfinished and ready for your personal touch. Come explore the possibilities.